

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF PARCEL R-1
IN THE NORTH HARVARD URBAN RENEWAL AREA
PROJECT NO. MASS. R-54

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the North Harvard Urban Renewal Area, Project No. Mass. R-54, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, on March 20, 1969, the Authority voted to adopt a Report and Decision on the Application of Timothy Murphy and Others in which it granted permission for the applicants to form an Urban Development Corporation under the provisions of Chapter 121A of the Massachusetts General Laws for the purpose of developing said parcel with low and moderate income housing; and

WHEREAS, on April 8, 1969, the Mayor of the City of Boston approved the aforementioned March 20, 1969 vote of the Authority; and

WHEREAS, pursuant to the Authority's permission, Charlesview, Inc., an urban redevelopment, has been incorporated; and

WHEREAS, an FHA mortgage insurance commitment in the amount of \$5,317,713 is to be issued;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Resolution of the Authority adopted January 6, 1967, tentatively designating the Committee for North Harvard as redeveloper of Disposition Parcel R-1 is hereby rescinded.
2. That Charlesview, Inc. be and hereby is designated as Redeveloper of Disposition Parcel R-1.

3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby determined that Charlesview, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.

5. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Charlesview, Inc., an Urban Redevelopment Corporation formed pursuant to Chapter 121A of the Massachusetts General Laws, as Buyer, providing for the conveyance by the Authority of Disposition Parcel R-1 in consideration of a purchase price not less than Twenty Thousand (\$20,000.00) Dollars, and the buyer's agreement to develop the property with 212 units of low and moderate income housing; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority; that the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Director of such Agreement and Deed to which a Certificate of this Resolution is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

July 31, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: FINAL DESIGNATION OF REDEVELOPER AND
AUTHORIZATION TO CONVEY
PARCEL R-1
NORTH HARVARD URBAN RENEWAL AREA

1420
7/31

SUMMARY: This memo requests the Authority to designate Charlesview, Inc. as Redeveloper of the above-captioned site and to authorize its conveyance.

On March 20, 1969, the Authority adopted the Report and Decision approving Charlesview, Inc., the 121A Corporation which will develop 212 units of low and moderate income housing on the above-captioned site.

The Mayor's approval of this project was obtained on April 8, 1969. The 30-day 121A statutory appeal period expired May 8, 1969, and the Corporation has since been incorporated. It is anticipated that an FHA mortgage insurance commitment in the amount of \$5,317,713.00 will be issued in early August. The FHA initial closing will be scheduled shortly thereafter, at which time title to the above-captioned site will be transferred to Charlesview, Inc.

It is recommended that the Authority designate Charlesview, Inc. as the Redeveloper of Disposition Parcel R-1, and authorize the Director to execute a Land Disposition Agreement and Deed conveying said property. An appropriate Resolution is attached.

Attachment

